

SANCTUARY POINTE FILING NO. 10

TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLAN SET

TOWN OF MONUMENT & TRIVEW METRO DISTRICT GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE SITE WORK STANDARDS AND SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF MONUMENT MUNICIPAL CODE CRITERIA, AND APPLICABLE STANDARDS, AND APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE TOWN OF MONUMENT/TRIVEW METROPOLITAN DISTRICT INSPECTOR. THE TOWN/TRIVEW METROPOLITAN DISTRICT WILL ALSO INSPECT ALL WORK ON PRIVATE PROPERTY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF MONUMENT AND ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE TOWN/TRIVEW METROPOLITAN DISTRICT INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN/TRIVEW METROPOLITAN DISTRICT AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH THE MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE TOWN/TRIVEW METROPOLITAN DISTRICT INSPECTOR IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D., TO THE TOWN OF MONUMENT FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, WHICH SHALL BE AVAILABLE TO THE TOWN OF MONUMENT DEVELOPMENT SERVICES DEPARTMENT/TRIVEW METROPOLITAN DISTRICT INSPECTOR AT ALL TIMES. A REPRODUCIBLE SET OF AS-BUILT DRAWINGS MUST BE FURNISHED TO THE TOWN OF MONUMENT/TRIVEW METROPOLITAN DISTRICT AT THE COMPLETION OF THE PROJECT, PRIOR TO FINAL APPROVAL BY THE TOWN/TRIVEW METROPOLITAN DISTRICT AND AS A CONDITION FOR OBTAINING A CERTIFICATE OF OCCUPANCY.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER-OF-RECORD FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE CONTRACTOR SHALL SEQUENCE THE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
- NO SITE-RELATED IMPROVEMENTS MAY COMMENCE UNTIL A PRE-CONSTRUCTION MEETING IS HELD WITH THE TOWN OF MONUMENT/TRIVEW METROPOLITAN DISTRICT AND ALL APPLICABLE PERMITS ARE OBTAINED.
- THE DEVELOPER MUST IDENTIFY TO THE TOWN OF MONUMENT/TRIVEW METROPOLITAN DISTRICT, PRIOR TO THE START OF ANY WORK, A QUALIFIED PLAN PERSON RESPONSIBLE FOR REVIEWING AND MONITORING ALL OPERATIONS IN ORDER TO PREVENT OR MINIMIZE THE IMPACT OF VIBRATION, NOISE, DUST, DRAINAGE, AND EROSION DAMAGE, AND OTHER FORMS OF POLLUTION ON NEARBY PROPERTY AND THE PUBLIC AS A WHOLE. THE DEVELOPER MUST WRITE TO THE OWNERS/OCCUPANTS OF PROPERTIES WITHIN AT LEAST 100 YARDS OF THE LIMITS OF THE WORKSITE, INFORMING THEM OF THE NATURE AND TIMING OF THE PROJECT AND PROVIDING CONTACT DETAILS FOR COMPLAINTS. THE TOWN/TRIVEW METROPOLITAN DISTRICT, PRIOR TO THE COMMENCEMENT OF THE PROJECT, MUST APPROVE A COPY OF THE LETTER, MAILING LIST, AND DELIVERY DATES.
- ***TOWN OF MONUMENT DISCLAIMER*****
THE APPROVAL OF THESE SITE CONSTRUCTION PLANS PRIOR TO SITE PLAN APPROVAL DOES NOT IN ANY WAY OBLIGATE THE TOWN TO APPROVE SUBSEQUENT SUBMITTALS (I.E., SITE PLANS AND PLATS), AND THE TOWN HAS NO LIABILITY IN ANY FORM DUE TO ITS ACTIONS IN THE APPROVAL OF THESE SITE CONSTRUCTION PLANS.

WASTEWATER GENERAL NOTES:

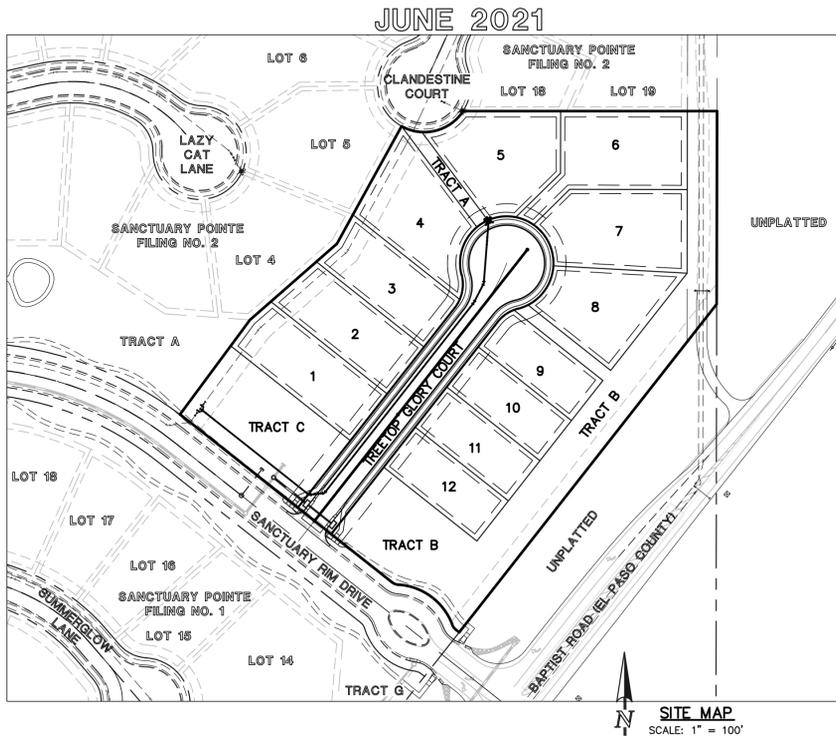
- ALL D.I.P. SHALL BE CATHODICALLY PROTECTED BY BONDING ALL JOINTS, POLY-WRAPPING, AND INSTALLING 17LB MAGNESIUM ANODES AT THE LOCATIONS SHOWN ON THE DRAWINGS. THE COST OF ALL CATHODIC PROTECTION SHALL BE INCLUDED IN THE PROJECT.
- ALL PVC PIPE SHALL BE INSTALLED PER THE TOWN OF MONUMENT SANITARY SEWER COLLECTION SYSTEMS SPECIFICATIONS. ALL TOWN STANDARDS ARE AVAILABLE AT WWW.TOWNOFMONUMENT.ORG
- IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED, IT SHALL BE REVIEWED AND APPROVED BY THE TOWN AND TRIVEW METRO DISTRICT PRIOR TO DESIGN APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF MONUMENT INSPECTOR (499-3375) 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OUTLINE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, AND CONSTRUCTION STAKING.
- ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND ONE OF THE MANHOLES EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE TANK OR ALL OF THE EXISTING MANHOLE. (SEE SECTION 5-4)
- ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED, THE CONE SECTION SHALL BE REMOVED AND DISPOSED, THE RING AND COVER REMOVED, AND THE MANHOLE FILLED WITH COMPACTED FILL.
- IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FULL.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE TOWN INSPECTOR IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE TOWN INSPECTOR.
- ALL PIPELINES SHALL HAVE "AS-BUILT" RECORD DRAWINGS INCLUDING PLAN AND PROFILE SHEETS, ON MYLAR, AND CD-ROM SUBMITTED TO THE TOWN INSPECTOR PRIOR TO THE COMMENCEMENT OF THE TWO YEAR WARRANTY PERIOD.
- ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH APPROVED (GRANULAR) COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF HEALTH AND PAY ALL NECESSARY FEES AND PERMITS.
- THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT, IN THE TOWN/TRIVEW INSPECTOR'S VIEW, ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.
- THE CONTRACTOR WILL VERIFY AND RECONNECT ALL EXISTING SERVICE CONNECTIONS WITH THE APPROVAL OF THE TOWN/TRIVEW INSPECTOR. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.
- SANITARY SEWER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST.

WATER GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE TOWN OF MONUMENT & TRIVEW METRO DISTRICT STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT INSPECTOR AND THE TOWN OF MONUMENT INSPECTOR.
- ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE P.V.C. UNLESS OTHERWISE NOTED. THE DEPTH OF COVER SHALL BE NO LESS THAN 5.0 FEET AND NO GREATER THAN 6 FEET UNLESS OTHERWISE NOTED. THE VERTICAL CLEARANCE WITH OTHER UTILITIES AND IMPROVEMENTS SHALL BE A MINIMUM OF 18 INCHES.
- ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED OF ANY REQUIRED REALIGNMENT, EITHER VERTICAL OR HORIZONTAL.
- WATER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST PRIOR TO EXTENSION TO HOME. (SEE DETAIL 8)
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE TOWN OF MONUMENT INSPECTOR AT 499-3375 A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, TESTS FOR CORROSIVE SOIL CONDITIONS ARE REQUIRED. IF CORROSION PROTECTION IS REQUIRED, THEN THE METHOD OF PROTECTION SHALL BE APPROVED BY THE TOWN/TRIVEW.
- ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE DEVELOPER'S EXPENSE.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION. ANY INTERRUPTION OF EXISTING SERVICES MUST BE COORDINATED BY THE CONTRACTOR. ALL NEW 8" PUBLIC MAINS THAT ARE REPLACING EXISTING WATER MAINS TO BE ABANDONED MUST BE INSTALLED PRIOR TO ABANDONMENT SO AS TO MINIMIZE THE INTERRUPTION OF EXISTING SERVICE.

BENCHMARKS:

BENCHMARK #1: NORTHEAST CORNER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A #6 REBAR AND 2-1/2" ALUMINUM SURVEYORS CAP. ELEVATION = 7535.08
 BENCHMARK #2: THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A #6 REBAR AND A 2-1/2" ALUMINUM SURVEYORS CAP. ELEVATION = 7236.84



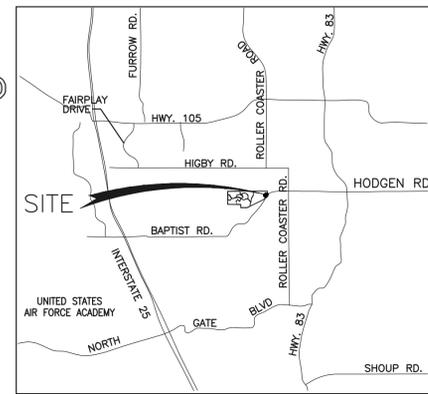
GENERAL CONSTRUCTION NOTES:

- THE TOWN OF MONUMENT/TRIVEW METROPOLITAN DISTRICT DESIGN CRITERIA & CONSTRUCTION SPECIFICATIONS MANUAL IS CONSIDERED PART OF THIS CONSTRUCTION DRAWING SET. THIS DESIGN AND PLAN SET IS INCOMPLETE WITHOUT THIS SPECIFICATIONS MANUAL. THE CONTRACTOR SHALL OBTAIN A COPY OF THIS MANUAL AND BE FAMILIAR WITH IT FOR ALL CONSTRUCTION ACTIVITIES. A COPY CAN BE OBTAINED FROM THE TOWN BY CALLING 499-3375.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE TOWN/TRIVEW DESIGN CRITERIA AND CONSTRUCTION SPECIFICATION MANUAL AND TOWN OF MONUMENT MUNICIPAL CODE AND SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF MONUMENT INSPECTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ACTUAL CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE EXISTING UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS AND AGREES TO ACCEPT FULL RESPONSIBILITY FOR FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING IMPROVEMENTS TO BE MET BY THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT DISCREPANCIES FOUND BETWEEN THIS PLAN SET AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD FOR APPROPRIATE ACTION.
- THE CONTRACTOR IS ADVISED THAT ALL EXISTING CONDITIONS OUTSIDE THE AREA OF WORK SHALL BE PROTECTED, IF DAMAGE OCCURS DURING CONSTRUCTION, IT WILL BE REPLACED IN THE ORIGINAL EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONCRETE USED FOR CONSTRUCTION OF CURB AND GUTTER, SIDEWALK, AND CROSSPANS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. AFTER 28 DAYS.
- ALL DISTURBED PAVEMENT EDGES WILL BE CUT TO NEAT LINES. THE THICKNESS OF ANY REPLACED ASPHALT AND BASE COURSE SHALL EQUAL OR EXCEED THE EXISTING THICKNESS.
- WHEN ABUTTING NEW PAVEMENT TO EXISTING, OR TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE TOWN/DISTRICT INSPECTOR.
- FINAL GRADING OF CURBS AND PAVING SHALL PROVIDE POSITIVE DRAINAGE. STANDING WATER POCKETS OR PONDING WILL NOT BE ACCEPTABLE.
- WHERE REMOVAL OF EXISTING CURB, GUTTER, SIDEWALK, OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB, GUTTER, AND SIDEWALK SHOWN AS EXISTING ON THESE PLANS IS NOT TO BE REMOVED UNLESS OTHERWISE NOTED. IF ANY OF THE EXISTING CURB, GUTTER, OR SIDEWALK IS DAMAGED BY THE CONTRACTOR, THEN IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ROUTING DURING CONSTRUCTION, IF REQUIRED. TWO-WAY TRAFFIC SHALL BE MAINTAINED THROUGHOUT THE WORK AREA AT ALL TIMES.
- ALL DISTURBED AREAS THAT ARE TO REMAIN UNCOVERED FOR A PERIOD GREATER THAN 2 MONTHS SHALL BE RESEEDED AND WATERED UNTIL STABLE VEGETATION IS ESTABLISHED.
- AT LEAST ONE SIGNED AND STAMPED SET OF THESE CONSTRUCTION DRAWINGS SHALL BE KEPT ON-SITE AT ALL TIMES.

SHEET INDEX

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SHEET 6 OF 9	PUBLIC SANITARY SEWER PLAN & PROFILE
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SHEET 8 OF 9	PUBLIC STORM SEWER PLANS & PROFILE
SHEET 9 OF 9	DETAIL SHEET

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION <table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE				REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE
NO.	REVISION	DATE						



VICINITY MAP
N.T.S.

AGENCIES

- OWNER:** SANCTUARY POINTE INVESTORS, LLC
 DBA: CLASSIC HOMES
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 MR. LOREN MORELAND (719) 592-9333
- CIVIL ENGINEER:** CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, COLORADO 80903
 MR. MARC A. WHORTON, P.E. (719) 785-0202
- FIRE DISTRICT:** TRI-LAKES/MONUMENT FIRE PROTECTION DISTRICT
 16055 OLD FOREST POINT, SUITE 103
 MONUMENT, CO 80132
 CHIEF/FIRE MARSHALL JAMEY BUMGARDNER (719) 484-0911
- GAS COMPANY:** BLACKHILLS ENERGY
 37 WIDEFIELD BOULEVARD
 WIDEFIELD, COLORADO 80911
 MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY:** MOUNTAIN VIEW ELECTRIC ASSOC., INC.
 11140 EAST WOODMEN ROAD
 FALCON, COLORADO 80831
 MS. AMY CALLAGHAN (719) 495-2283
- WATER & WASTEWATER:** TRIVEW METROPOLITAN DISTRICT
 16055 OLD FOREST POINT, SUITE 330
 MONUMENT, COLORADO 80132
 (719) 488 6868
- TELEPHONE COMPANY:** CENTURYLINK (LOCATORS) 811
 COMCAST (LOCATORS) 811

TOWN OF MONUMENT APPROVAL:

THESE PLANS HAVE BEEN REVIEWED BY TOWN OF MONUMENT STAFF AND FOUND TO BE IN GENERAL COMPLIANCE WITH TOWN STANDARDS. IT IS THE RESPONSIBILITY OF THE SITE ENGINEER AND GENERAL CONTRACTOR TO ENSURE CONSTRUCTION IS IN COMPLIANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE TOWN OF MONUMENT ORDINANCES, STANDARDS, AND INTENT OF THE TOWN OF MONUMENT ORDINANCES, REGULATIONS AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUALS VOLUMES 1 AND 2 SHALL PREVAIL IN ANY INSTANCES WHERE THESE PLANS DIFFER FROM THOSE REQUIREMENTS. THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED IF ANY CHANGES NEED TO BE MADE.

SIGNED _____ DATE _____
 TOWN OF MONUMENT

OWNER/DEVELOPERS STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN INCLUDING TEMPORARY BMP INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

SIGNED _____ DATE _____
 LOREN MORELAND
 SANCTUARY POINTE INVESTORS, LLC
 DBA: CLASSIC COMMUNITIES

PUBLIC WATER STATEMENT:

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE TRIVEW METROPOLITAN DISTRICT DESIGN CRITERIA AND CONSTRUCTION SPECIFICATION MANUAL AND SHALL PROVIDE A MINIMUM OF FIVE (5.5) FEET AND A MAXIMUM OF SIX (6) FEET OF COVER OVER THE WATER MAIN(S). ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF SIX (6) FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE TOWN AND TRIVEW.

SIGNED _____ DATE _____
 LOREN MORELAND
 SANCTUARY POINTE INVESTORS, LLC
 DBA: CLASSIC COMMUNITIES

FIRE APPROVAL:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE TOWN OF MONUMENT/TRIVEW METROPOLITAN DISTRICT DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE TRI-LAKES FIRE PROTECTION DISTRICT.

SIGNED _____ DATE _____
 TRI-LAKES FIRE PROTECTION DISTRICT

WATER PLAN APPROVAL:

SIGNED _____ DATE _____
 TRIVEW METROPOLITAN DISTRICT ENGINEER

TRIVEW METROPOLITAN DISTRICT STREET IMPROVEMENT AND UTILITY PROFILE ACCEPTANCE:

SIGNED _____ DATE _____
 TRIVEW METROPOLITAN DISTRICT ENGINEER

ENGINEER'S STATEMENT:

IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THESE IMPROVEMENT PLANS, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

THIS EROSION AND STORMWATER QUALITY CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

SIGNED _____ DATE _____
 MARC A. WHORTON, COLORADO P.E. NO. 37155
 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS.



SANCTUARY POINTE FILING NO. 10			
CONSTRUCTION PLANS			
CONSTRUCTION PLAN SET			
TITLE SHEET			
DESIGNED BY	MAW	SCALE	DATE 6/18/21
DRAWN BY	PRA	(H) 1" = N/A	SHEET 1 OF 9
CHECKED BY		(V) 1" = N/A	JOB NO. 1100.61



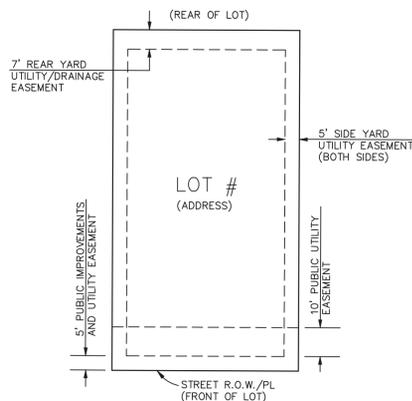
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BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS & GENERAL PROHIBITIONS:

- *INFORMATION BASED UPON THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL".
- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
- 2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
- 3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY THE DEVELOPMENT SERVICES DEPARTMENT IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G. ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.)
- 4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
- 5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 6. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FROM THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE DEVELOPMENT SERVICES DIRECTOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY THE TOWN OF MONUMENT, IF REQUIRED.
- 9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. EROSION CONTROL MEASURES ARE TO BE PLACED PRIOR TO EARTHWORK DISTURBANCE FOR LEVELS SUBSEQUENT TO FIRST LEVEL.
- 10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
- 11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- 12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZED POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
- 14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN OF THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE TOWN OF MONUMENT, IF REQUIRED.
- 16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED AND MULCHED AND/OR MATTED AS REQUIRED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- 17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEWER POLLUTANTS THAT COULD CAUSE THE TOWN OF MONUMENT TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
- 18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
- 20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OR OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
- 22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.

SEEDING GUIDELINES

- SEEDBED PREPARATION**
REPLACE AT LEAST 6" OF TOPSOIL TO DISTURBED AREAS TO BE SEEDBED IN ORDER TO PROVIDE A PROPER SEEDBED. THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:3 (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD.
- MULCHING**
SEEDBED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE, PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
- SUPPLEMENTAL WATER**
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

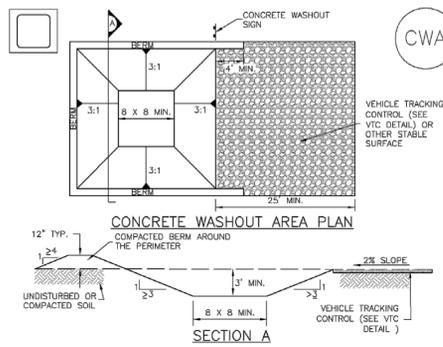


DETAIL: TYPICAL LOT EASEMENTS

N.T.S.

- NOTES:
- DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - DEPENDENT UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 - UTILITY EASEMENT USE WITHIN FOREST PRESERVATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

Concrete Washout Area (CWA) MM-1

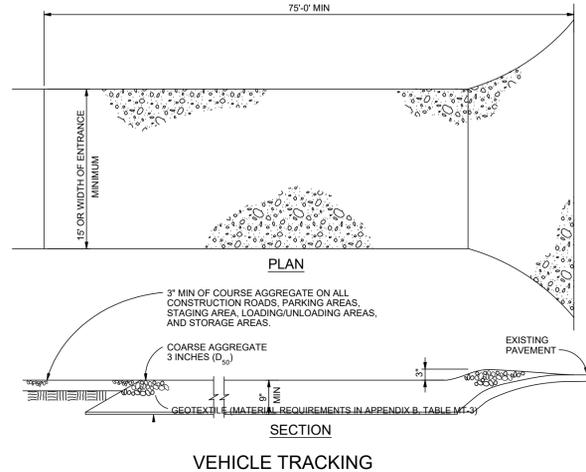


CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 CWA-3



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

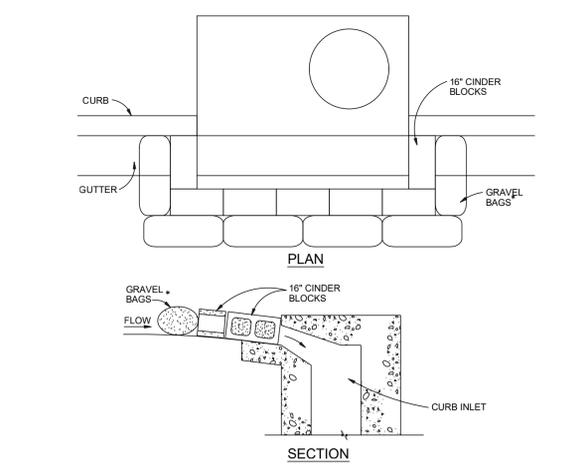
- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples



BLOCK AND GRAVEL BAG CURB INLET PROTECTION

N.T.S.

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
- GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
- BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

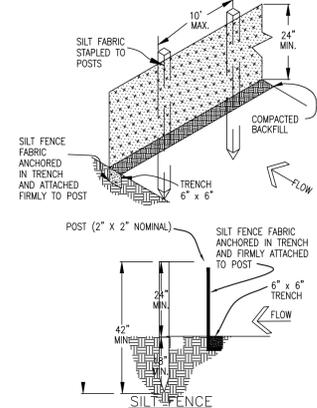
MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs
Stormwater Quality

Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POSTS AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "I" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

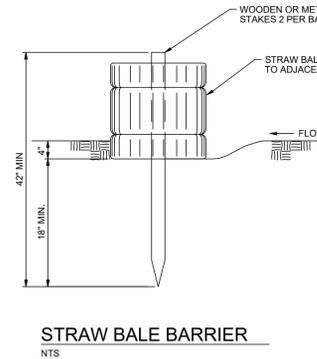
MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTENDED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

City of Colorado Springs
Stormwater Quality



Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements



STRAW BALE BARRIER

N.T.S.

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "I" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED. REPAIRING BALES IF NECESSARY, AND UNINTENDED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality



Figure SBB-2
Straw Bale Barrier
Construction Detail and Maintenance Requirements

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REVIEW:
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



SANCTUARY POINTE FILINGS NO. 10 CONSTRUCTION PLANS GRADING & EROSION CONTROL PLAN NOTES AND DETAILS			
DESIGNED BY	PRA	SCALE	DATE 6/18/21
DRAWN BY	PRA	(H) 1" = N/A	SHEET 2 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1100.61



STREET NAME NO OUTLET

STREET NAME

STREET NAME (D-3)

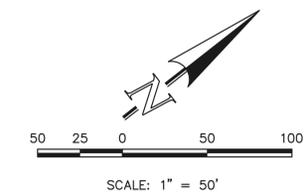
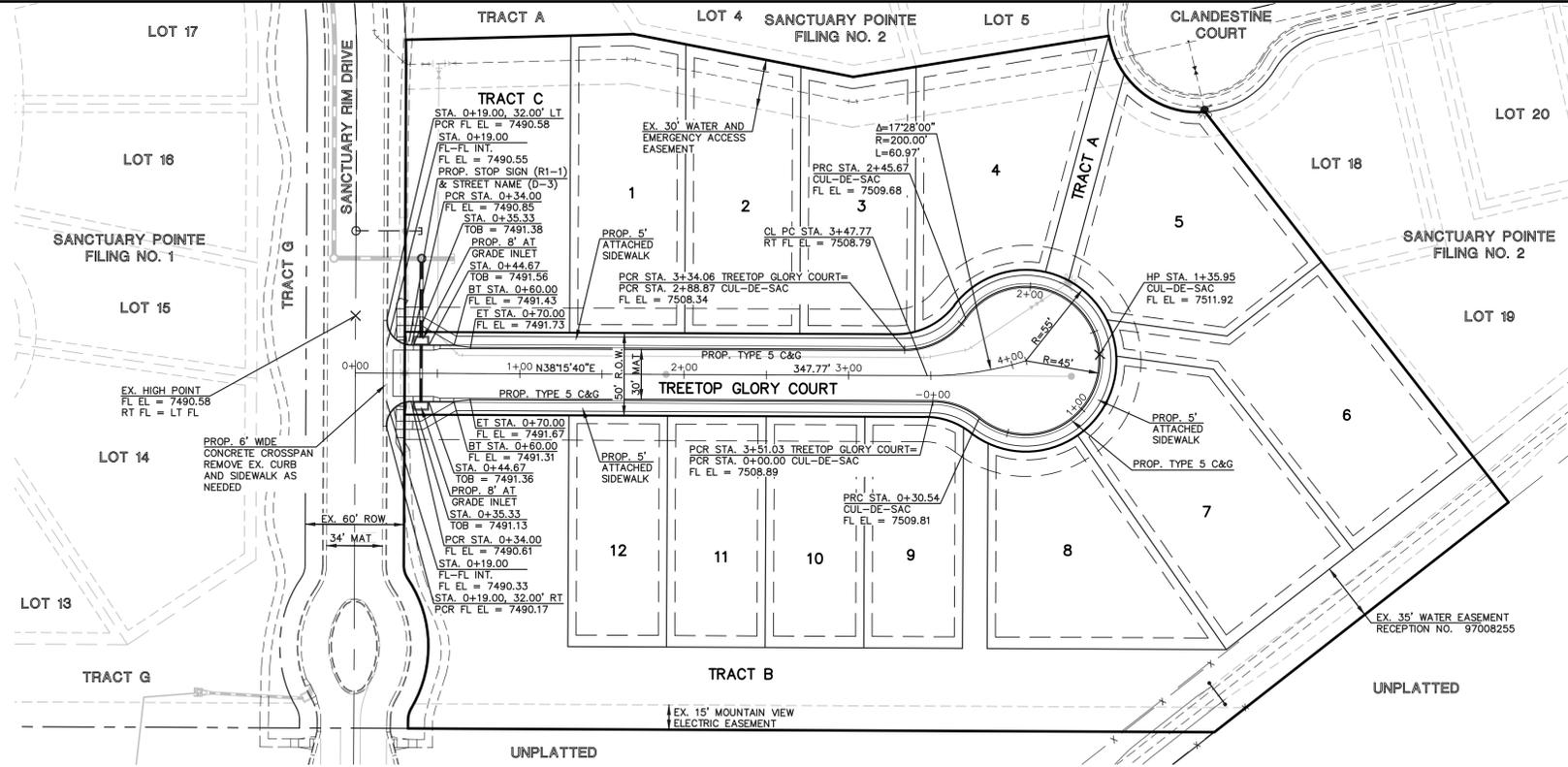


STOP (R1-1) (30x30)

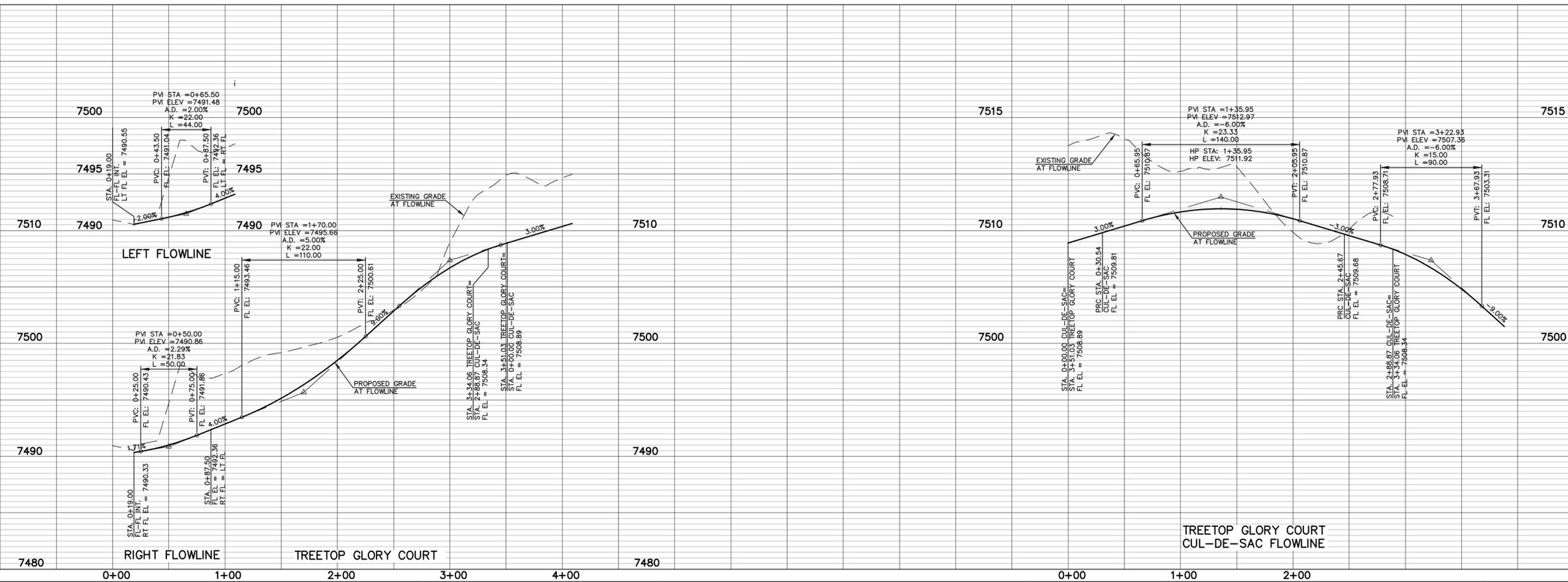


NO OUTLET (W14-2)

NOTE: ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE. 6" FONT LETTER SIZE ON ALL STREETS POSTED 30MPH OR GREATER



TREETOP GLORY COURT (50' ROW - LOCAL TYPE 1) DESIGN SPEED 25 MPH



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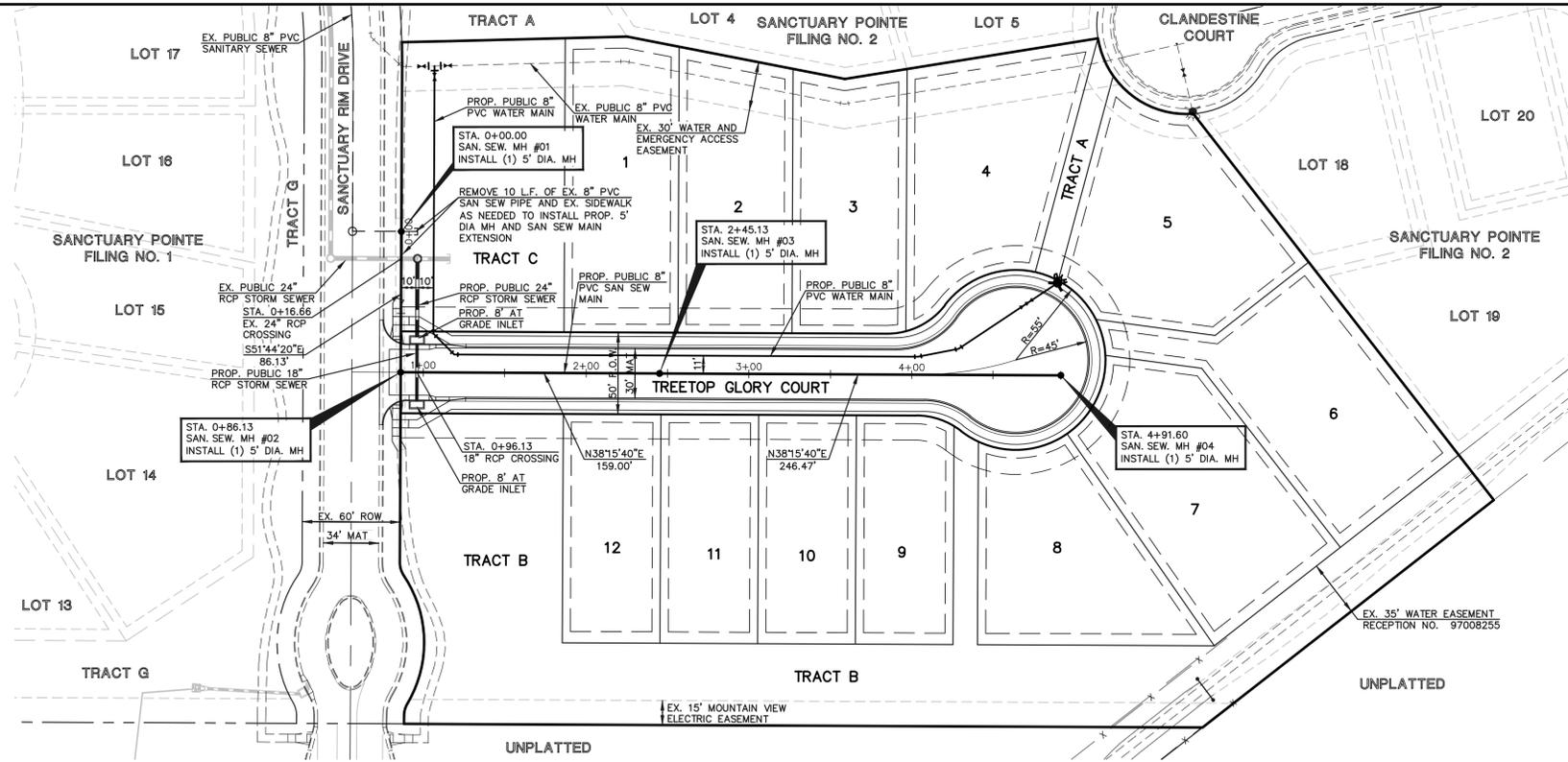
CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)

SANCTUARY POINTE FILING NO. 10
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
TREETOP GLORY COURT

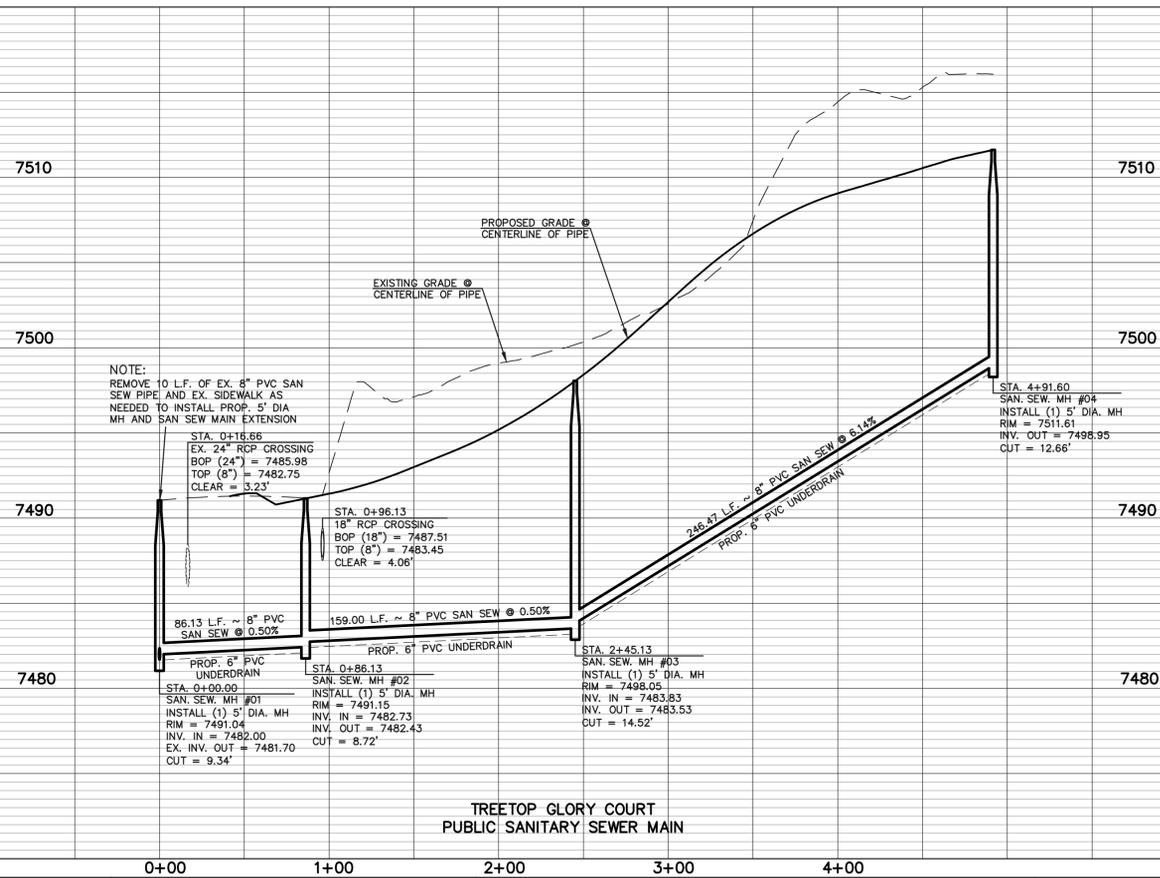
DESIGNED BY	MAW	SCALE	DATE	6/18/21
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CHECKED BY		(V) 1" = 5'	JOB NO.	1100.61

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UNDERDRAIN NOTE:
 6" PVC UNDERDRAINS TO BE PASSIVE IF NO GROUNDWATER IS PRESENT, AND ACTIVE (PERFORATED) WHEN GROUNDWATER IS PRESENT. INSTALL SDR 35 PVC PIPE IN GRAVEL BED OF 3/4" CLEAN ROCK AS PER TOWN OF MONUMENT DESIGN SPECIFICATION (SECTION 4-2). INSTALL UNDERDRAIN CLEANOUTS ADJACENT TO SANITARY SEWER MANHOLES PER DETAILS TO LEFT.
 GROUNDWATER UNDERDRAIN STUBS TO THE PROPERTY LINES SHALL BE 3" DIAMETER PIPE AND CONSTRUCTED OF SCHEDULE 40 OF SDR 35 PVC PIPE.

TREETOP GLORY COURT
 PUBLIC SANITARY SEWER MAIN



TREETOP GLORY COURT
 PUBLIC SANITARY SEWER MAIN

LEGEND

	PROPOSED WATER MAIN		PROPOSED WATER VALVE		PROPOSED PLUG W/BLOWOFF ASSY.		PROPOSED FIRE HYDRANT		PROPOSED STORM SEWER		PROPOSED SANITARY SEWER W/MANHOLE		EXISTING STORM SEWER		EXISTING SANITARY SEWER W/MANHOLE		EXISTING FIBER OPTIC/CABLE		EXISTING ELECTRIC
	PROPOSED FIRE HYDRANT		EXISTING WATER MAIN		EXISTING WATER VALVE		EXISTING PLUG W/BLOWOFF ASSY.		EXISTING FIRE HYDRANT		ROW/PROPERTY LINE		PROPOSED STORM SEWER		EXISTING STORM SEWER		PROPOSED SANITARY SEWER W/MANHOLE		EXISTING SANITARY SEWER W/MANHOLE

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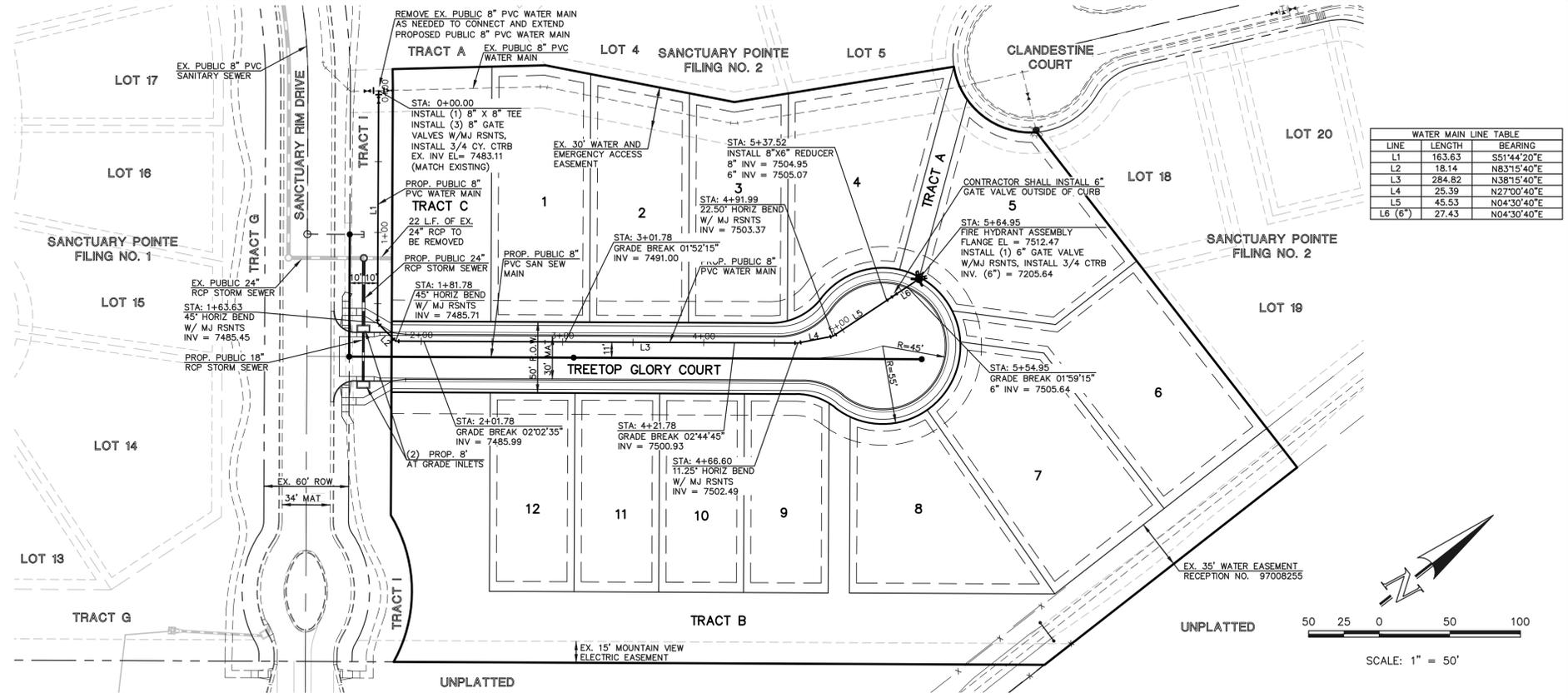
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 (719) 785-0790
 (719) 785-0799 (Fax)

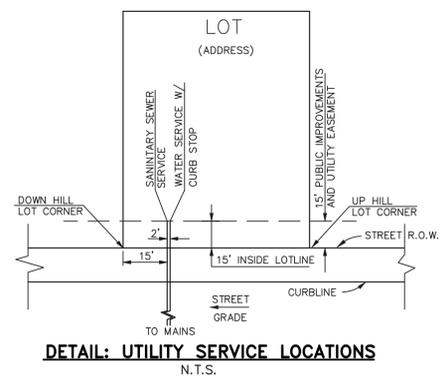
SANCTUARY POINT FILING NO. 10
 CONSTRUCTION PLANS
 PUBLIC SANITARY SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	6/18/21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	6 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	1100.61	

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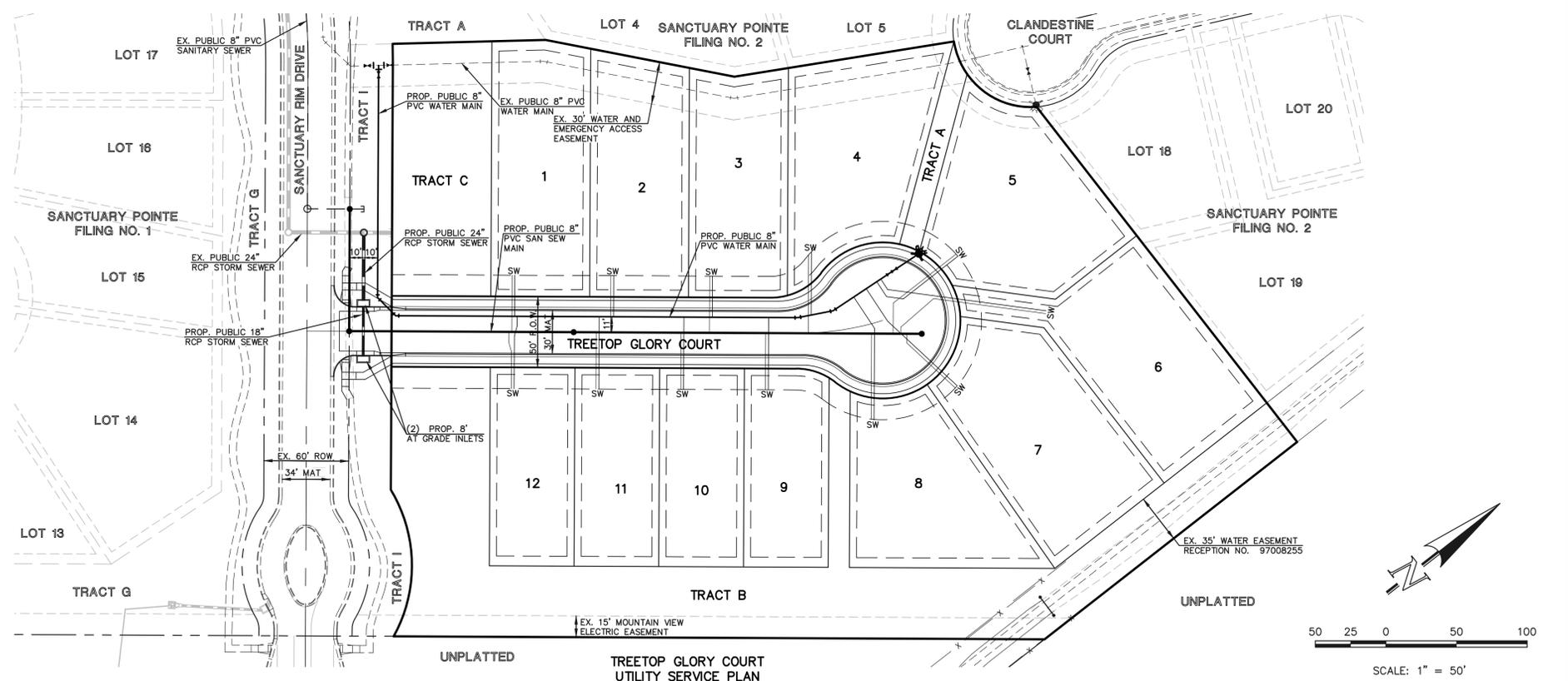


LINE	LENGTH	BEARING
L1	163.63	S51°44'20"E
L2	18.14	N83°15'40"E
L3	284.82	N38°15'40"E
L4	25.39	N27°00'40"E
L5	45.53	N04°30'40"E
L6 (6")	27.43	N04°30'40"E



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
 - 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
 - 4.) PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
 - 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4" BELOW FINISH GRADE.
 - 6.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
 - 7.) RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
 - 8.) ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
 - 9.) ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
 - 10.) ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
 - 11.) HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS



LEGEND	
	PROPOSED WATER MAIN
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLOWOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING PLUG W/BLOWOFF ASSY.
	EXISTING FIRE HYDRANT
	ROW/PROPERTY LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING FIBER OPTIC/CABLE
	EXISTING ELECTRIC

**48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811**
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

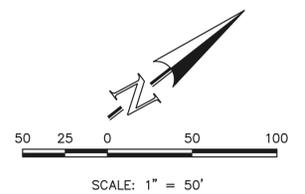
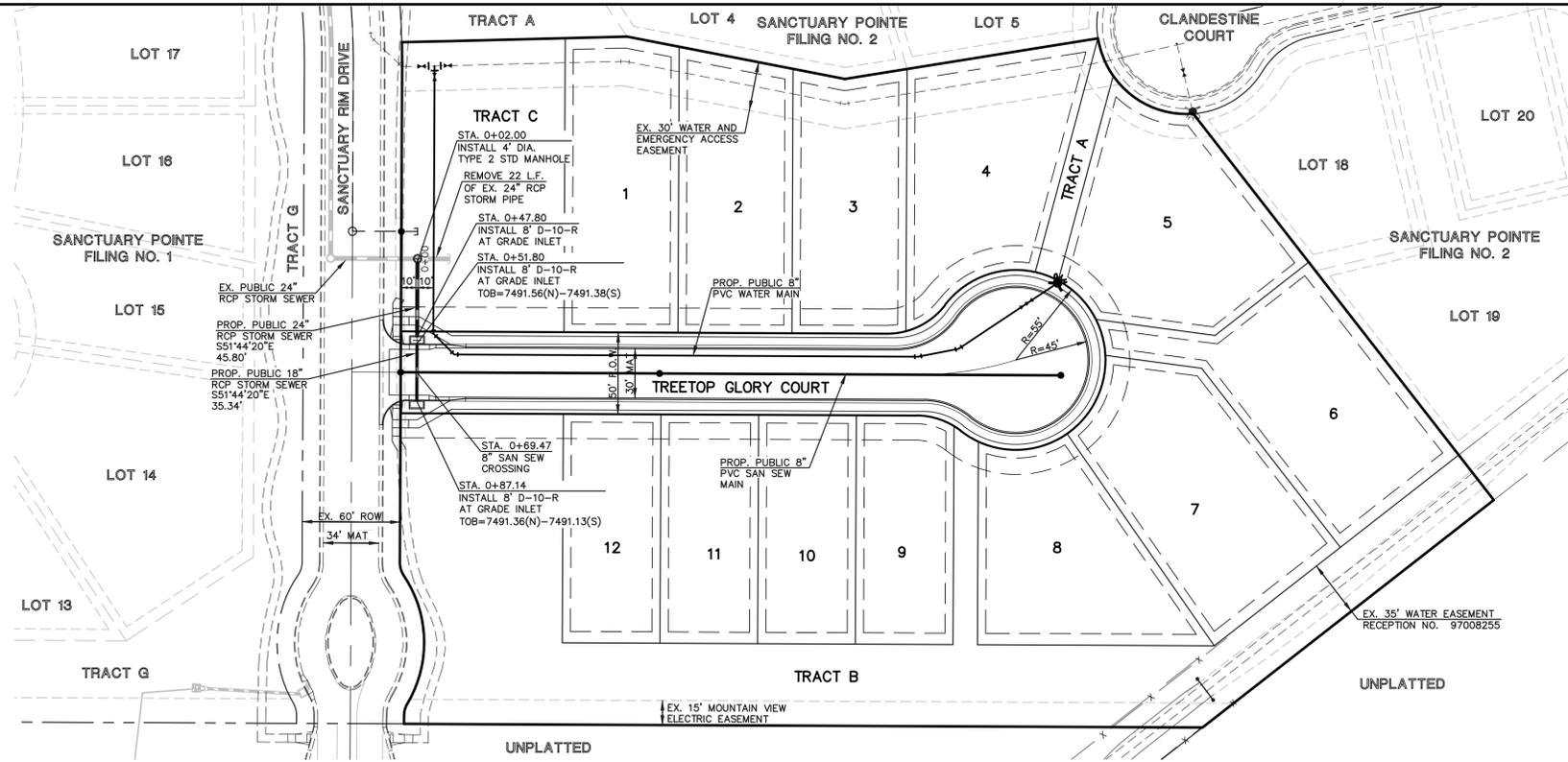
REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

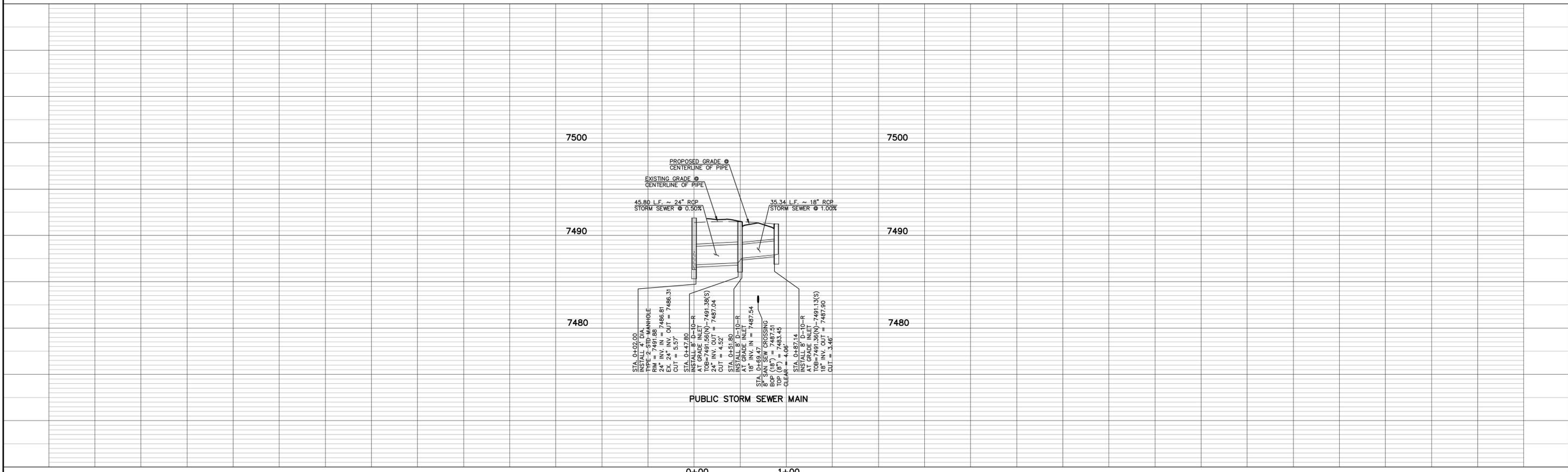
MARC A. WHORTON, COLORADO P.E. #37155 DATE

SANCTUARY POINT FILING NO. 10 CONSTRUCTION PLANS PUBLIC WATER SYSTEM PLAN & UTILITY SERVICE PLAN			
DESIGNED BY	PRA	SCALE	DATE 6/18/21
DRAWN BY	PRA	(H) 1" = 50'	SHEET 7 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	1100.61

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PUBLIC STORM SEWER MAIN



PUBLIC STORM SEWER MAIN

LEGEND

	PROPOSED WATER MAIN		ROW/PROPERTY LINE
	PROPOSED WATER VALVE		PROPOSED STORM SEWER
	PROPOSED PLUG W/BLOWOFF ASSY.		EXISTING STORM SEWER
	PROPOSED FIRE HYDRANT		PROPOSED SANITARY SEWER W/MANHOLE
	EXISTING WATER MAIN		EXISTING SANITARY SEWER W/MANHOLE
	EXISTING WATER VALVE		EXISTING FIBER OPTIC/CABLE
	EXISTING PLUG W/BLOWOFF ASSY.		EXISTING ELECTRIC
	EXISTING FIRE HYDRANT		

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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

SANCTUARY POINT FILING NO. 10
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	6/18/21
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